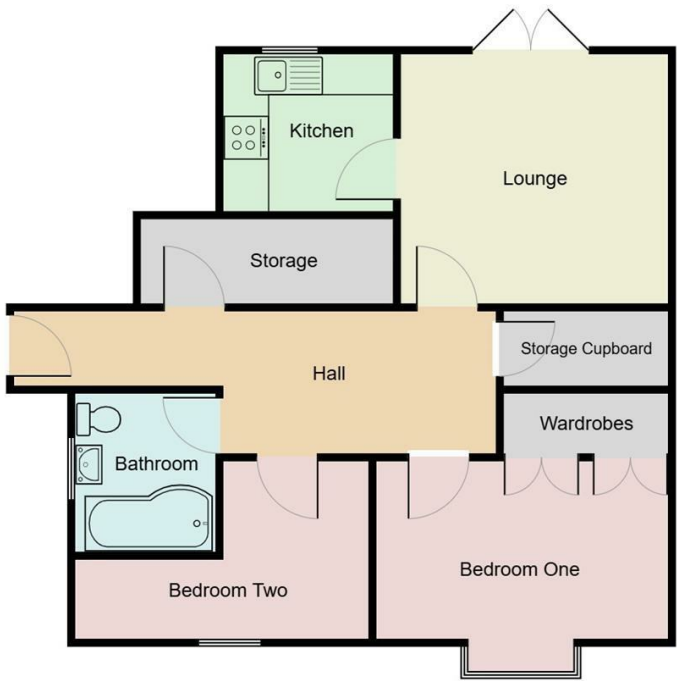


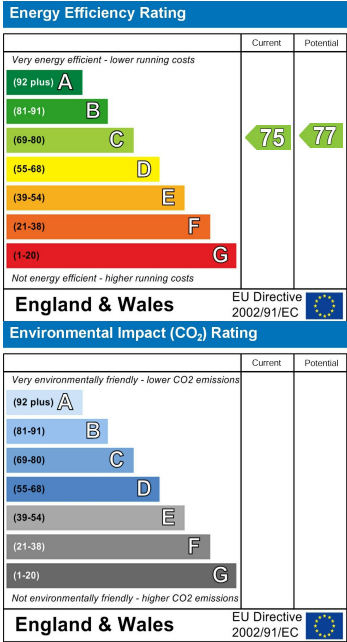
Floor Plan



Area Map



Energy Efficiency Graph



22 Pinchfield Lane, Wickersley, Rotherham, S66 1FD  
**£800 Per Calendar Month**

**\*\*Available Now\*\*** is this 2 bedroom, ground floor apartment with it's own entrance, no communal hallways! Located in the sought after area of Wickersley which offers ample amenities such as schools, shops, cafés and restaurants, particularly at Wickersley Tanyard that's just a short drive away. There are great bus routes, conveniently located on Morthen Road, within walking distance and it's an ease to access the motorway as well!

This apartment won't be available for long and with it's low moving in costs, you don't want to miss out so contact Merryweathers to arrange your viewing before it's too late!

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**Hallway 14'5" x 5'8" (4.41 x 1.75)**

Entrance hallway including two storage cupboards and leading through to:-

**Lounge 14'9" x 10'1" (4.50 x 3.08)**



This spacious, neutrally decorated lounge with a contrasting carpet and French doors to the rear garden, with access to the kitchen also.

**Kitchen 6'4" x 7'1" (1.94 x 2.18)**



A compact kitchen consisting of:- electric oven and hob with extractor fan above, still offering multiple wall and base units for storage and a good amount of worktop space!

**Bedroom One 12'2" x 10'0" (3.72 x 3.06)**



Is a front facing, large, double bedroom with two integrated double wardrobes and neutral décor.

**Bedroom Two 9'10" x 7'2" (3.00 x 2.20)**



The second bedroom is a single, front facing bedroom, perfect as a young child's bedroom, office/study or games room.

**Bathroom 5'8" x 6'5" (1.75 x 1.96)**



A modern, white, three piece suite consisting of:- WC, wash basin and L shaped bath with shower over. Finished with tiled walls, extractor fan and chrome heated towel rail.

**External**



To the rear is an enclosed, lawned garden accessed through the lounge or side gate. The apartment also offers an allocated off street parking space!

**Tenancy Information**

Rent: £800.00  
Deposit: £0  
Holding Deposit: £184.00  
EPC Rating: C  
Council Tax Band: A  
Property Type: Ground Floor Apartment  
Tenure: Leasehold  
Parking Type: One Allocated Off Street Parking Space  
Restrictions: N/A  
Construction Type: Brick  
Heating Type: Gas Central Heating  
Water Supply: Mains  
Sewage: Mains  
Gas Type: Mains Supply  
Electricity Supply: Mains

Building Safety: N/A  
Rights and Easements: N/A  
Flooding: Low  
All tenants are advised to visit the Government website to gain information on flood risk.  
<https://check-for-flooding.service.gov.uk/find-location>  
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.  
<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
Planning Permissions: N/A  
Accessibility Features: N/A  
Coal Mining Area: South Yorkshire is a coal mining area  
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>